



Order Filed on September 26, 2016  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Denise Carlon, Esq.  
KML Law Group, PC  
216 Haddon Avenue, Suite 406  
Westmont, NJ 08108  
The Bank of New York Mellon FKA The Bank of New  
York, as trustee for the Certificateholders of CWMBS, Inc.,  
CHL Mortgage Pass-Through Trust 2007-15 Mortgage Pass-  
Through Certificates, Series 2007-15

In Re:  
KATARA, DILIP S.KATARA, PRIYA

Case No: 16-22551 VFP

Hearing Date: 09/20/2016

Judge: Vincent Papalia

Recommended Local Form:

☐

Followed

☐

Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: September 26, 2016**

\_\_\_\_\_  
Honorable Vincent F. Papalia  
United States Bankruptcy Judge

Upon the motion of The Bank of New York Mellon FKA The Bank of New York, as trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2007-15 Mortgage Pass-Through Certificates, Series 2007-15, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the courts of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as, 109 SWIATEK COURT, MAHWAH NJ  
07430**

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its actions irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Dilip S Katara  
Priya Katara  
Debtors

Case No. 16-22551-VFP  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Sep 26, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 28, 2016.

db/jdb +Dilip S Katara, Priya Katara, 109 Swiatek Court, Mahwah, NJ 07430-2962

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 28, 2016

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 26, 2016 at the address(es) listed below:

Adam D. Greenberg on behalf of Creditor Madison Trust Company as Collateral Assignee of  
Stonefield Investment Fund IV, LLC agreenberg@hgllclaw.com, Aholmes@hgllclaw.com  
Denise E. Carlon on behalf of Creditor The Bank of New York Mellon FKA The Bank of New York,  
as trustee dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
Eamonn O'Hagan on behalf of Defendant US Dept of Education eamonn.ohagan@usdoj.gov  
Michelle Labayen on behalf of Plaintiff Dilip Shiv Katara njchapter7@gmail.com,  
benitezgiovanna@gmail.com  
Michelle Labayen on behalf of Plaintiff Priya Dilip Katara njchapter7@gmail.com,  
benitezgiovanna@gmail.com  
Nicholas J. Delzotti nick9151@aol.com, NJ58@ecfcbis.com  
Nicholas J. Delzotti on behalf of Trustee Nicholas J. Delzotti nick9151@aol.com,  
NJ58@ecfcbis.com  
Virginia E. Fortunato on behalf of Joint Debtor Priya Katara njbankruptcy911@gmail.com,  
bankruptcynotices2011@gmail.com  
Virginia E. Fortunato on behalf of Debtor Dilip S Katara njbankruptcy911@gmail.com,  
bankruptcynotices2011@gmail.com

TOTAL: 9